Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Carpentier Construction Helical Piles LLC
12A Campbell Drive
Hampton, NH

Statement 03/29/2023

RE: 15-17 Manchester Street, Hampton

Shoreland Permit Application (PBN) . . . . . .$ 1000.00

Balance due . . . . . $ 1000.00

Thank you.

Tocky

HAVING RETIRED FROM FIELD WORK,
I DID NOT WANT THIS WORK FROM THE GET-GO
i SPENT A LOT OF TIME AND EFFORT TRYING TO SEE THEM THROUGH PERMITTING BY SUPERVISING THEIR FIELD ELEVATION WORK SO I COULD STAMP ELEVATION CERTS. FAILED EFFORT AS THEY WOULDN'T DO WHAT I ASKED. ALSO THEY WERE INSISTING THE STRUCTURE COULD BE LIFTED WITHOUT VARIANCES. IT ALL FELL APART AND HENRY HAD TO TAKE OVER

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

March 21, 2023

JY REALTY HOLDINGS LLC
424 PAGE RD
BOW NH 03304

Re: Accepted Shoreland Permit by Notification (RSA 483-B)
NHDES File Number: 2023-00574
Subject Property: 15-17 Manchester St, Hampton, Tax Map #290, Lot #60

Dear Applicant:

On March 13, 2023, the New Hampshire Department of Environmental Services (NHDES) Shoreland Program received the above-referenced Shoreland Permit by Notification (SPBN). In accordance with RSA 483-B:5-b, I and Env-Wq 1406.19, on March 21, 2023, the NHDES accepted the SPBN. The enclosed SPBN form is your permit. Any individual conducting work under this permit is advised to post a copy of the enclosed SPBN form on site in a prominent location, visible to inspecting personnel, at all times during construction.

Only the impacts shown on the submitted plans and accepted by NHDES as part of the SPBN are authorized under RSA 483-B. Any and all impacts not shown on the accepted plans or permitted through another SPBN or Shoreland Permit Application will render this SPBN invalid and will be in violation of RSA 483-B.

Please note that this SPBN cannot be amended. Prior to any change to the size or location of the proposed impacts, please contact me at Alexander.D.Feuti@des.nh.gov or (603) 271-0872 to determine the appropriate method to obtain any additional approval under RSA 483-B:5-b as may be required. Please do not hesitate to contact me as noted above if you have additional questions.

Sincerely,

Alexander Feuti
Shoreland/Shoreline Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

Enclosure

cc: Municipal Clerk

SHORELAND PERMIT BY NOTIFICATION (PBN) NOTIFICATION FORM

Water Division/Land Resources Management Shoreland Program

Check the Status of your PBN

RSA/Rule: RSA 483-B/Env-Wq 1400

Administrative Use Only	Administrative Use Only	☐ PBN Accepted, Expires:	
		☐ PBN Rejected	Reviewer's Initials:
		File No.:	Admin's Initials:
		Check No.:	Amount:

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line of public waters, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

SECTION 1 - PROPERTY OWNER (RSA 483-B:5-b; Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: JY REALTY HOLDINGS LLC			
MAILING ADDRESS: 424 PAGE ROAD	TOWN/ CITY: BOW	STATE: NH	ZIP CODE: 03304
PHONE: 603 892-4506	EMAIL: JACKYVARS11@YAHOO.COM		
SECTION 2 - PROJECT LOCATION (RSA 483-B:5-b; Env-Wq 1406.17)			
ADDRESS: 15-17 MANCHESTER ST	TOWN/ CITY: HAMPTON	STATE: NH	ZIP CODE: 03842
WATERBODY NAME: ATLANTIC OCEAN/SALT MARSH	TAX MAP/ LOT: TAX MAP 290 LOT 60		
SECTION 3 - CONTRACTOR OR AGENT (Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I: CARPENTIER CONSTRUCTION			
MAILING ADDRESS: 12A CAMPBELL DRIVE	TOWN/ CITY: HAMPTON	STATE: NH	ZIP CODE: 03842
PHONE: 603 918-9587	EMAIL: CARPENTIERCONSTRUCTION@GMAIL.COM		
SECTION 4 - PROJECT DESCRIPTION (Env-Wq 1406.17)			

Provide a **brief** description of the proposed project including square footage of impacts and dimensions of new structures.

Proposed project is to jack the front and rear cottages up in order to remove the old and failing footings at grade and install Helical Piles with caps, form and pour new grade beams and piers with reinforced rebar at grade with required beam attachment hardware, install new microlam support beams on pier hardware, lower and attach the cottages down onto the new support beams at a new elevation above existing grade meeting FEMA required BFE of 8' plus an additional 1 foot of Town required freeboard having a final first floor elevation of 9' and certify the post construction with new Flood Elevation Certificates confirming compliance with FEMA and Town of Hampton elevation requirements as well as providing documentation for Flood Insurance.

There will be no impacts or disturbance to the existing grades or surrounding surfaces. Any and all erosion control will be installed prior to and removed after completion of the work, and the site is to be cleaned and restored to its original state.

TOTAL SQUARE FEET OF IMPACT: 0 TOTAL SQUARE FEET OF NET CHANGE IN IMPERVIOUS AREA: 0

Total impact area is determined by the sum of all areas disturbed by excavation, fill, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.

SECTION 5 - PBN CRITERIA (RSA 483-B:5-b; Env-Wq 1406.05)
Check one of the following project type criteria.

☒ 1. This project impacts less than 1,500 square feet in total, with a net increase in impervious area, if any, of no more than 900 square feet. *PBN Impact Limit: 1,500 square feet/ Fee: $400.*

☐ 2. This project is proposed for the purpose of stormwater management improvements, erosion control, or environmental restoration or enhancement. *PBN Impact Limit: None/ Fee: $200.*

☐ 3. The project is for the maintenance, repair, and improvement of public utilities, public roads, and public access facilities. *PBN Impact Limit: None/ Fee: $400.*

☐ 4. The project consists of geotechnical borings, test wells, drinking water wells or is a site remediation project and meets the requirements of Env-Wq 1406.05. *PBN Impact Limit: None / Fee: $400.*

SECTION 6 - FEE (RSA 483-B:5-b; Env-Wq 1406.16)

Consult Section 5 to determine fee. Make checks and money orders payable to "Treasurer - State of NH". Undated checks **cannot** be accepted. TOTAL FEE: $ 400

SECTION 7 - PHOTOS (RSA 483-B:5-b; Env-Wq 1406.16)

☒ Dated photographs of each area proposed to be impacted are required for all projects.

SECTION 8 - PLAN REQUIREMENTS (RSA 483-B:5-b; Env-Wq 1406.16)
Check YES or NO to **all** statements, and review the applicable plan requirements. If your plans do not include the information that is required, your notification will be rejected.

☒ YES		**Required for all projects:** A clear and detailed plan of work depicting, at a minimum, all impact areas, the reference line, and property lines. Plans that are not to scale must show all relevant dimensions and distances from the reference line and dimensions.
☐ YES ☒ NO		This project proposes an increase in impervious (i.e. non-permeable) area. Plans must include the dimensions and locations of **all** existing and proposed impervious surfaces on the lot that are within 250 feet of the reference line. Decks are typically considered impervious.
☐ YES ☐ NO	N/A < 20%	This project proposes an increase in impervious area, and the total post-construction impervious area on the lot within 250 feet of the reference line will not exceed 20%.
☐ YES ☐ NO	N/A 20 – 30%	This project proposes an increase in impervious area such that the total impervious area of the lot within 250 feet of the reference line will be greater than 20% but less than 30%. Plans must include a stormwater management system that will infiltrate increased stormwater runoff from development per RSA 483-B:9, V(g)(2) and in accordance with Env-Wq 1500.
☐ YES ☐ NO	N/A > 30%	This project proposes an increase in impervious area such that the total impervious area on the lot within 250 feet of the reference line will be greater than 30%. Plans must include a stormwater management system designed and certified by a professional engineer to account for all new development, **and** plans must demonstrate how the vegetation point score is met per RSA 483-B:9, V(g)(1,3).
☐ YES ☒ NO		This project proposes impacts within 50 feet of the reference line. Plans and photos must show each area of the waterfront buffer that will be impacted, including groundcover, and calculate the tree and sapling point scores in accordance with the Vegetation Management Fact Sheet.

☐ YES ☒ NO	This project proposes impacts between 50 and 150 feet of the reference line. Plans must depict the 25% area of the woodland buffer to be designated and maintained as natural woodland. See the Vegetation Management Fact Sheet.
☐ YES ☒ NO	This project proposes to install or expand an accessory structure, such as a patio or shed, within 50 feet of the reference line. All plans *must* demonstrate that the height, size, and setback limitations for accessory structures will be met. These limitations are described within the Accessory Structure Fact Sheet. The shoreland frontage on this lot is: _____ linear feet. ☒ N/A – There is no direct frontage on this lot.
☐ YES ☒ NO	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials, and specifications as to how this surface will be maintained as a pervious technology. The notification must also include a maintenance plan describing how the surfaces will be maintained pervious.

SECTION 9 - CONDITIONS (Env-Wq 1406.20; RSA 483-B:9, V, (d))
Initial each of the required conditions below.

_____ 1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.

_____ 2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.

_____ 3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.

_____ 4. Any fill used shall be clean sand, gravel, rock, or other suitable material.

_____ 5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

SECTION 10 - CERTIFICATIONS (Env-Wq 1406.18)
Initial each of the required certifications below.

_____ 1. The property owner shall sign the notification form below.

_____ 2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the minimum standards established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned; and the signer is subject to the applicable penalties in RSA 641, *Falsification In Official Matters*.

_____ 3. The signature of the property owner certifies that the property owner has authorized the agent to act on the property owner's behalf for purposes of the notification. (☐ Not Applicable)

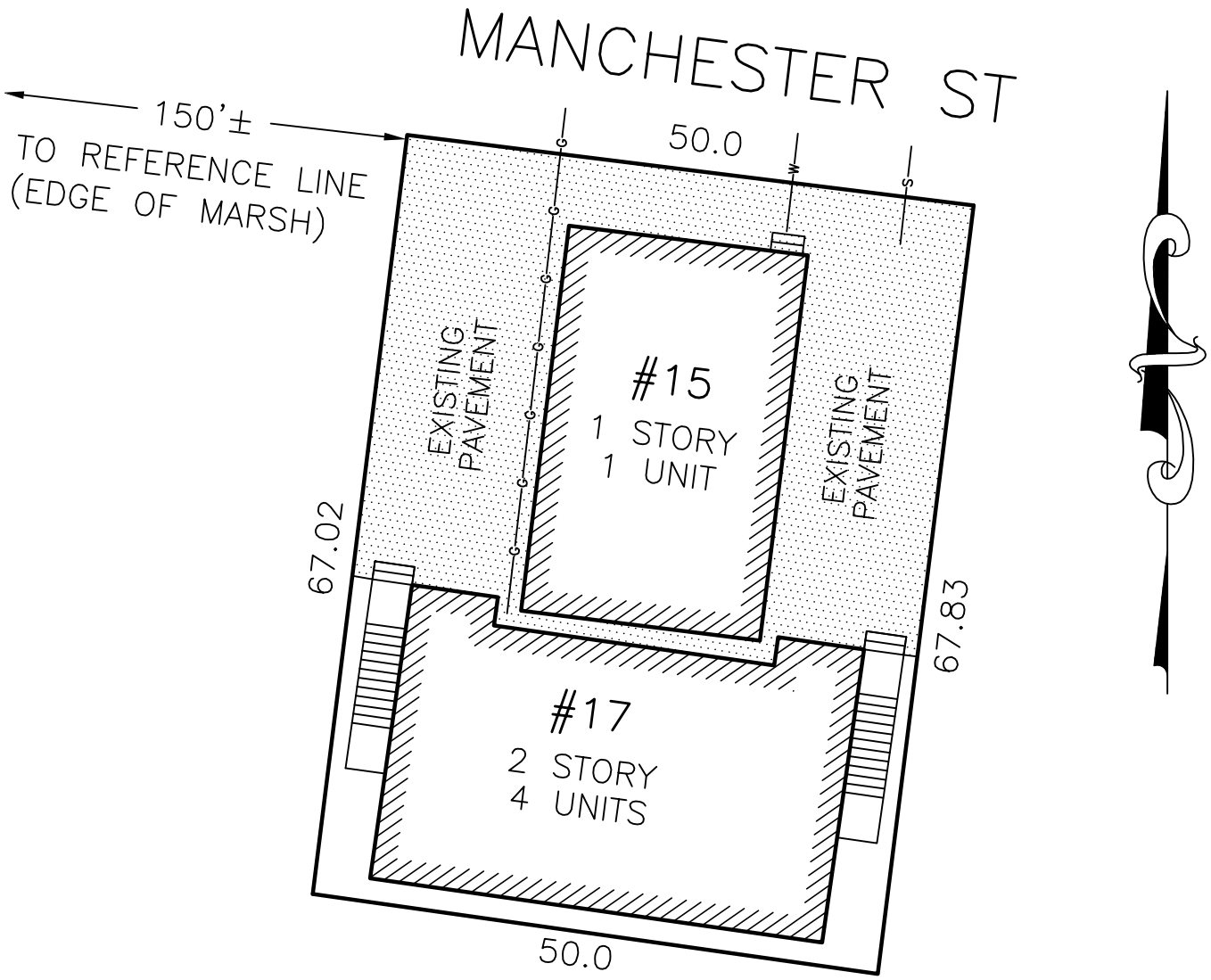
SECTION 11 - REQUIRED SIGNATURE (RSA 483-B:5-b; Env-Wq 1406.18)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
_____		
SIGNATURE (AGENT, IF APPLICABLE): _____	PRINT NAME LEGIBLY:	DATE:

15 0 15 30

1 INCH = APPROX 15'

SHORELAND APPLICATION PLAN
PERMIT BY NOTIFICATION
15–17 MANCHESTER ST, HAMPTON, NH
SCALE:1"= APPROX 15' 03–09–2023



OWNER: JY REALTY HOLDINGS LLC, 424 PAGE ROAD, BOW NH 03304
CONTRACTOR: CARPENTIER CONSTRUCTION, 12A CAMPBELL DR, HAMPTON NH 03842
RCRD 6114–2312, TAX MAP 290 LOT 60, LOT AREA: 3371 SF±, RCRD PLAN 0256
SUBJECT PROPERTY IS PREVIOUSLY DEVELOPED AND:

1. FALLS ENTIRELY WITHIN FEMA FLOOD ZONE AE (BFE=ELEV 8)
2. FALLS ENTIRELY WITHIN THE PROTECTED SHORELAND.

(INFORMATION FROM VARIOUS SOURCES INDICATES AN AVERAGE EXISTING GRADE FOR SUBJECT PROPERTY AT APPROXIMATE ELEVATION 6 NAVD)

ESTIMATED DISTURBANCE AREA: 0 SF (NO EXCAVATION)
SEE APPLICATION PROJECT DESCRIPTION
EXISTING IMPERVIOUS–3130 SF± PROPOSED IMPERVIOUS–3130 SF±

Hampton, NH

1 inch = 40 Feet

0 40 80 120

March 9, 2023

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

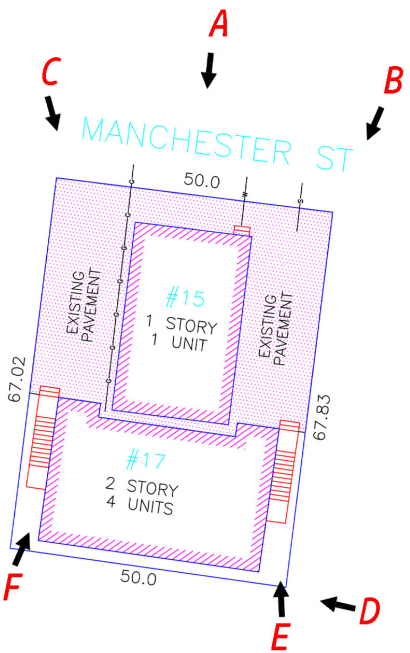
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

15-17 Manchester Street, Hampton

all photos dated 03/08/2023

15-17 Manchester Street, Hampton
all photos dated 03/08/2023

PHOTO KEY



GENERAL NOTES

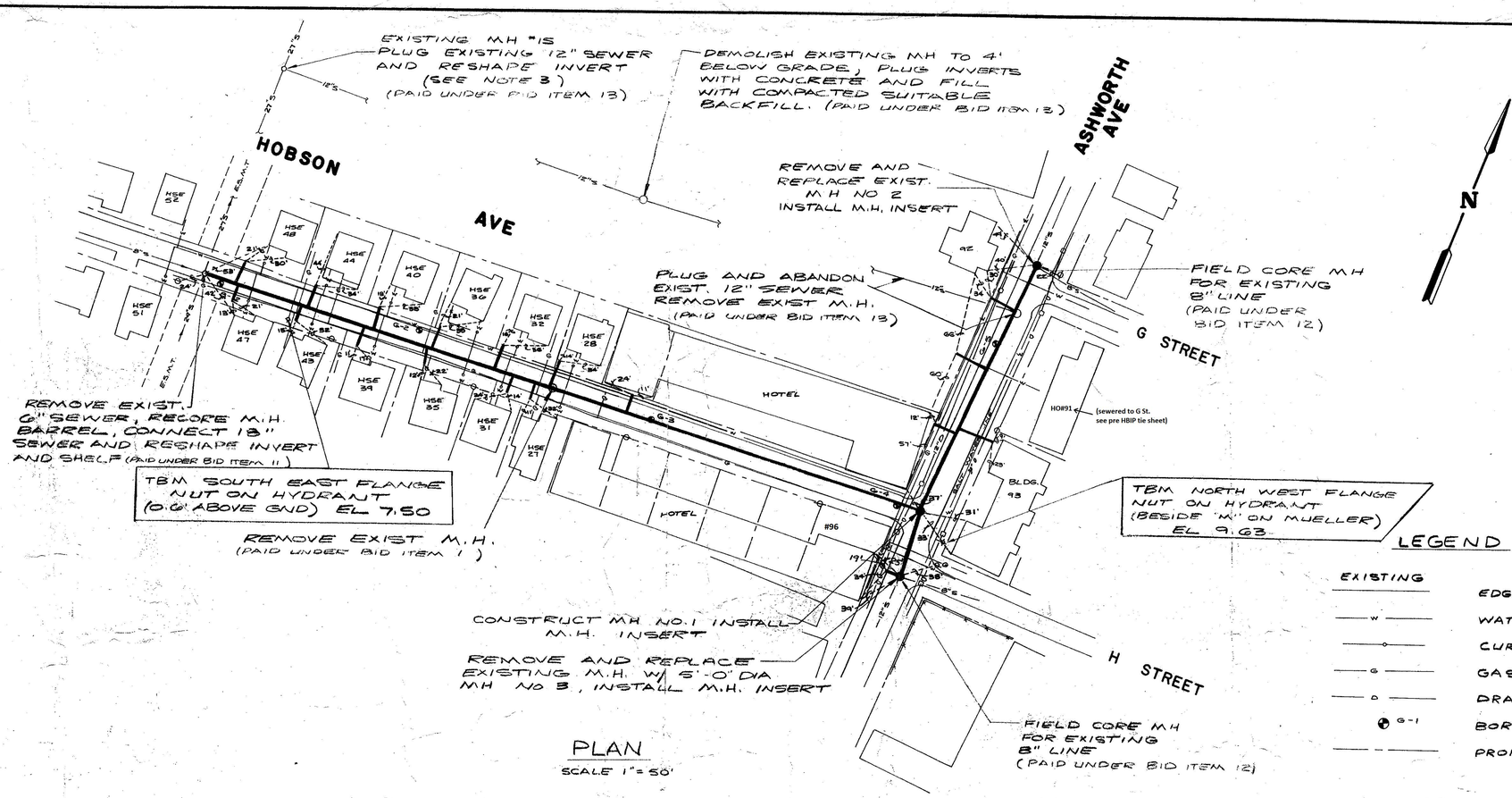
1. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR (IF DAMAGED) OF ALL EXISTING UTILITIES. THE APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN ON THE DRAWINGS. NOTIFY DIG SAFE PRIOR TO COMMENCING CONSTRUCTION. (1-800-225-4977)

2. RECONSTRUCT EXISTING SERVICES TO THE PROPERTY LINE. ALL RECONSTRUCTED SERVICES SHALL BE AIR TESTED. CONDUCT AIR TEST AFTER SERVICE CONNECTIONS HAVE BEEN INSTALLED TO PROPERTY LINE. CONTRACTOR SHALL SUBMIT A PIPE TESTING PLAN FOR APPROVAL.

3. INSTALL PERMANENT PVC PLUG IN ACCORDANCE WITH SPECIFICATIONS SECTION 02622. INVERT TO BE FILLED IN ACCORDANCE WITH STANDARD MANHOLE DETAILS (SEE SHEET 2)

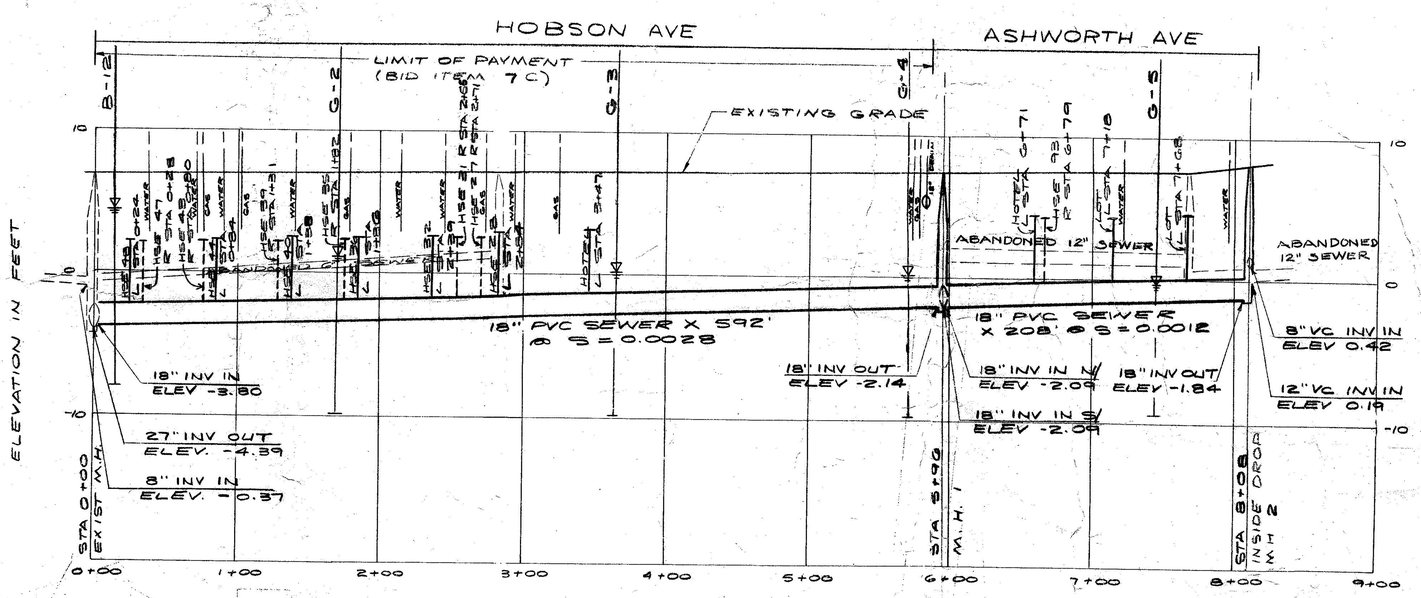
4. DATUM OF ELEVATION IS NGVD OF 1929 (APPROXIMATE MEAN SEA LEVEL = 0.00
MEAN HIGH = 4.1
MEAN LOW = -4.1)

5. RECORD DRAWING DATA SUPPLIED BY THE TOWN OF HAMPTON.


EXISTING MH "1S
PLUG EXISTING 12" SEWER AND RESHAPE INVERT
(SEE NOTE 3)
(PAID UNDER BID ITEM 13)
DEMOLISH EXISTING MH TO 4' BELOW GRADE, PLUG INVERTS WITH CONCRETE AND FILL WITH COMPACTED SUITABLE BACKFILL. (PAID UNDER BID ITEM 13)
HOBSON AVE
ASHWORTH AVE
G STREET
H STREET
REMOVE AND REPLACE EXIST. M.H NO 2 INSTALL M.H. INSERT
PLUG AND ABANDON EXIST. 12" SEWER REMOVE EXIST M.H. (PAID UNDER BID ITEM 13)
FIELD CORE M.H FOR EXISTING 8" LINE (PAID UNDER BID ITEM 12)
REMOVE EXIST. 6" SEWER, RECORE M.H BARREL, CONNECT 18" SEWER AND RESHAPE INVERT AND SHELF (PAID UNDER BID ITEM 11)
TBM SOUTH EAST FLANGE NUT ON HYDRANT (0.6' ABOVE GND) EL 7.50
REMOVE EXIST M.H. (PAID UNDER BID ITEM 1)
TBM NORTH WEST FLANGE NUT ON HYDRANT (BESIDE "M" ON MUELLER) EL 9.63
CONSTRUCT MH NO.1 INSTALL M.H. INSERT
REMOVE AND REPLACE EXISTING M.H. W/ 5'-0" DIA MH NO 3, INSTALL M.H. INSERT
FIELD CORE M.H FOR EXISTING 8" LINE (PAID UNDER BID ITEM 12)
HOTEL
BLDG. 93
#96
HO#91
(sewered to G St. see pre HBIP tie sheet)
N
LEGEND
EXISTING
EDGE OF ROAD
WATER
CURB STOP
GAS
DRAIN
BORING
PROPERTY LINE
PROPOSED
SEWER
MANHOLE
SERVICE CONN.

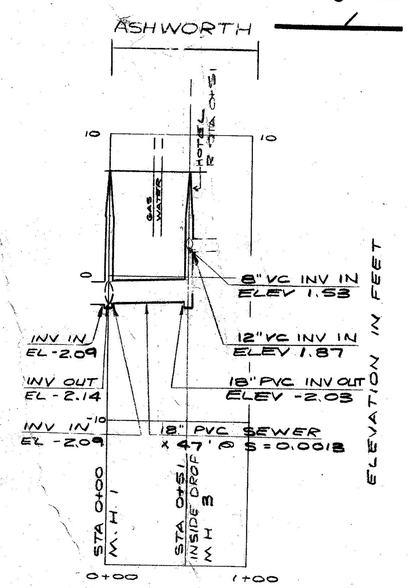
PLAN

SCALE 1"= 50'



PROFILE

SCALE 1"= 50' HOR
1"= 5' VER


ASHWORTH
HOTEL
ELEVATION IN FEET
8" VC INV IN ELEV 1.53
12" VC INV IN ELEV 1.87
18" PVC INV OUT ELEV -2.03
INV IN EL -2.09
INV OUT EL - 2.14
INV IN EL -2.09
18" PVC SEWER X 47' @ S = 0.0018
STA 0+00 M.H. 1
STA 0+51 INSIDE DROP M.H. 3
0+00
1+00

NOTE - RECORD INFORMATION PROVIDED BY THE TOWN OF HAMPTON

DRAWER 2 PLAN 7

NO.	REVISIONS	APPD
1	5/29/86 REVISED FOR REBIDDING	FGU
2	11/9/89 REVISED FOR REBIDDING	FGU
3	8/15/90 REVISED FOR RECORD DRAWINGS	FGU
4	12/7/91 REVISED FOR CHIMNEY STATIONING	JKC

ISSUE FOR
APPROVAL Date 4/18/86 By FGU
CONSTRUCTION Date 4/29/86 By FGU
RECORD DRAWING Date 8/15/90 By FGU

Drawn By JNM
Checked By RJD
Date 4/18/86
Approved By FGU
Date 4/18/86
Book No. 35
Project No. 264
Scale AS SHOWN

THE STATE OF NEW HAMPSHIRE FRANK GUSTAVUS UNDERWOOD No. 4195 REGISTERED PROFESSIONAL ENGINEER

Underwood Engineers, Inc.
25 Vaughan Mall, Portsmouth, N.H. 03801 Tel. 603-436-6192

TOWN OF HAMPTON NEW HAMPSHIRE
G STREET INTERCEPTOR PROJECT NO. 15
PLAN AND PROFILE

1 OF 2

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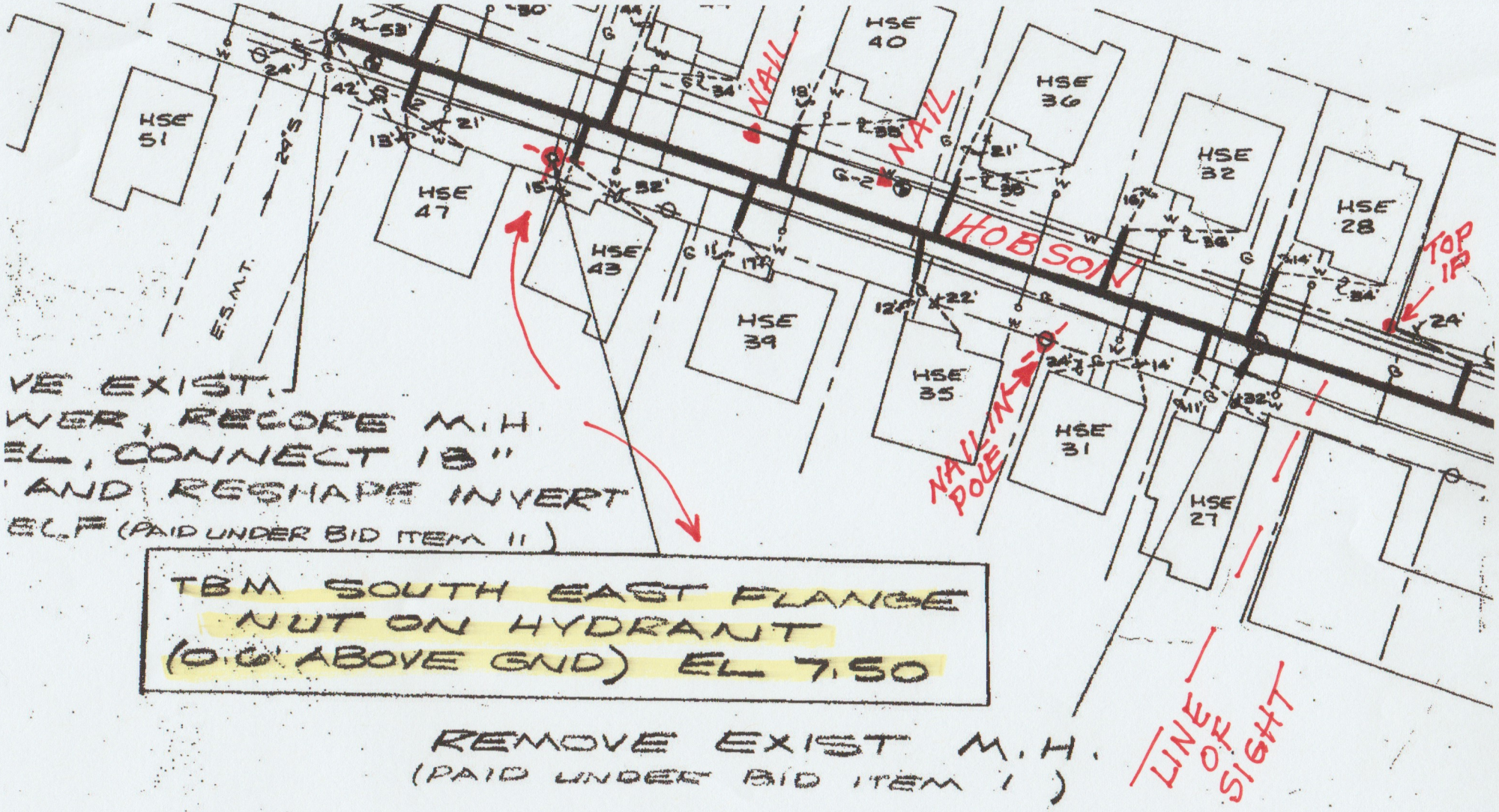
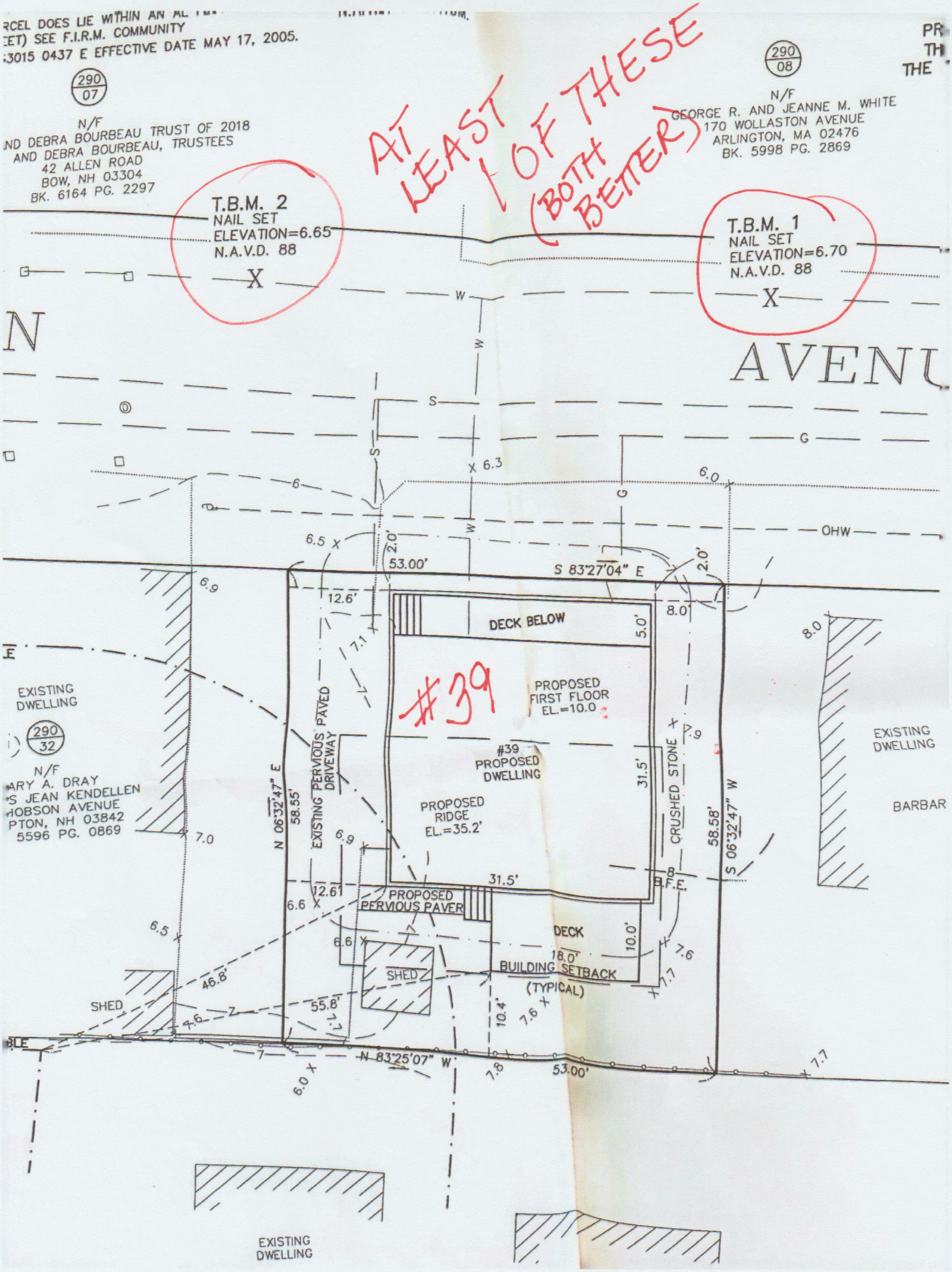
U 264

3180
HARLAN F. SPILLER CO. INC.

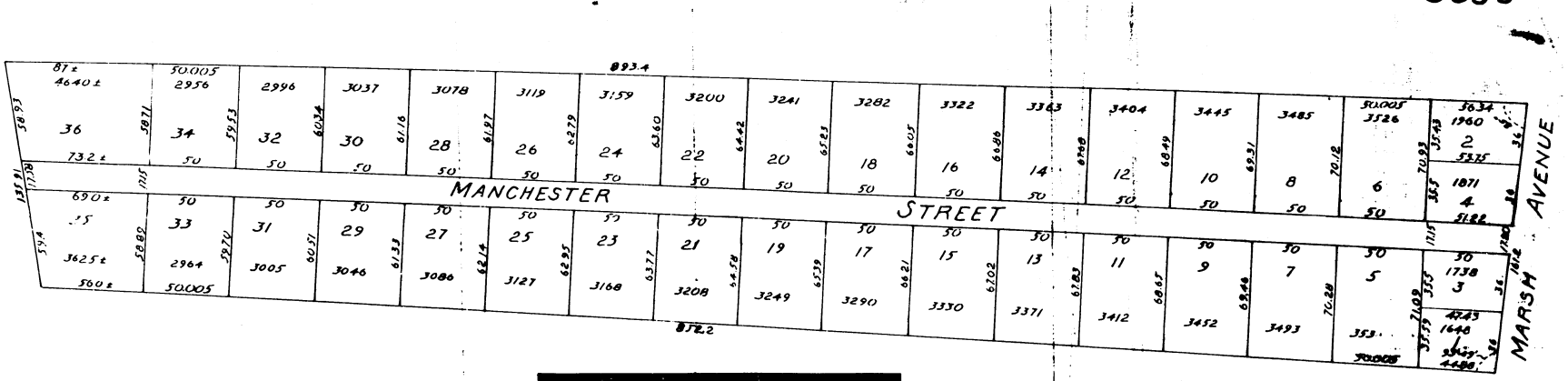

HSE 51
HSE 47
HSE 43
HSE 39
HSE 40
HSE 36
HSE 32
HSE 28
HSE 35
HSE 31
HSE 27
HOBSON
NAIL
NAIL
G-2
E.S.M.T.
24'S
TOP IP
NAILING POLE
VE EXIST.
WER, RECORE M.H.
EL, CONNECT 18"
' AND RESHAPE INVERT
EL.F (PAID UNDER BID ITEM 11)
TBM SOUTH EAST FLANGE
NUT ON HYDRANT
(0.6' ABOVE GND) EL 7.50
REMOVE EXIST M.H.
(PAID UNDER BID ITEM 1)
LINE OF SIGHT
CONSTRUCT MH
M.H. IN
REMOVE AND
EXISTING M.H.


RCEL DOES LIE WITHIN AN AL
ET) SEE F.I.R.M. COMMUNITY
:3015 0437 E EFFECTIVE DATE MAY 17, 2005.
290/07
N/F
ND DEBRA BOURBEAU TRUST OF 2018
AND DEBRA BOURBEAU, TRUSTEES
42 ALLEN ROAD
BOW, NH 03304
BK. 6164 PG. 2297
AT LEAST 1 OF THESE (BOTH BETTER)
T.B.M. 2
NAIL SET
ELEVATION=6.65
N.A.V.D. 88
X
290/08
N/F
GEORGE R. AND JEANNE M. WHITE
170 WOLLASTON AVENUE
ARLINGTON, MA 02476
BK. 5998 PG. 2869
T.B.M. 1
NAIL SET
ELEVATION=6.70
N.A.V.D. 88
X
PR
TH
THE
N
AVENU
W
S
G
OHW
X 6.3
6.0
6.5 X
2.0'
53.00'
S 83°27'04" E
12.6'
DECK BELOW
5.0'
8.0
#39
PROPOSED
FIRST FLOOR
EL.=10.0
#39
PROPOSED
DWELLING
PROPOSED
RIDGE
EL.=35.2'
EXISTING PERVIOUS PAVED DRIVEWAY
N 06°32'47" E
58.55'
31.5'
CRUSHED STONE
S 06°32'47" W
58.58'
B.F.E.
12.61
6.6 X
PROPOSED
PERVIOUS PAVER
DECK
10.0'
18.0'
BUILDING SETBACK
(TYPICAL)
SHED
46.8'
55.8'
10.4'
7.6 X
N 83°25'07" W
7.8
53.00'
7.7
EXISTING
DWELLING
290/32
N/F
ARY A. DRAY
S JEAN KENDELLEN
HOBSON AVENUE
PTON, NH 03842
5596 PG. 0869
EXISTING
DWELLING
BARBAR

CamScanner

Printed from Internet for on 5/14/2011

0256



Plan of Land at Hampton Beach N.H.

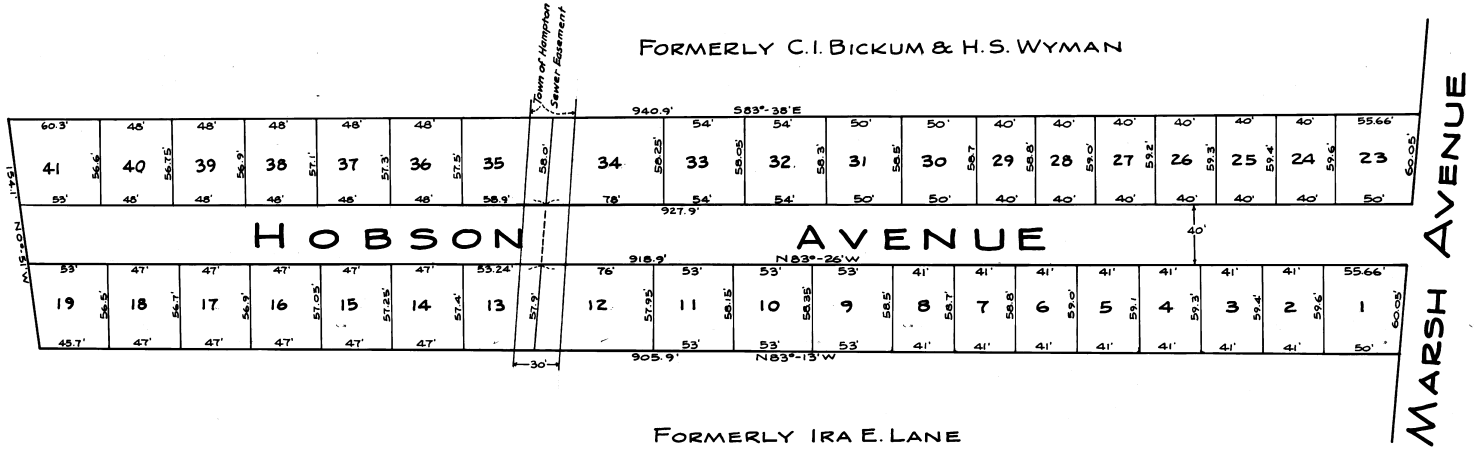
owned by C.I. Bickum & H.S Wyman

(formerly of Perkins and Stevens)

Scale: 1 inch = 40 feet. August 15 1921.

R. V. Holcomb C.E.

Rec'd & Recorded SEP 2 1921



The Hampton Planning Board does not take jurisdiction over this Plan and it is accordingly allowed for recording purposes at the Rockingham County Registry of Deeds

N. Ayer Lawson, Chm.
1-25-72

PLAN OF LOTS
HAMPTON BEACH, N.H.
FOR JOSEPH O. HOBBS TRUST

SCALE: 1 INCH = 40 FEET

JOHN W. DURGIN
CIVIL ENGINEERS

APRIL 1955
REV. JULY 1967
REV. JAN. 1972

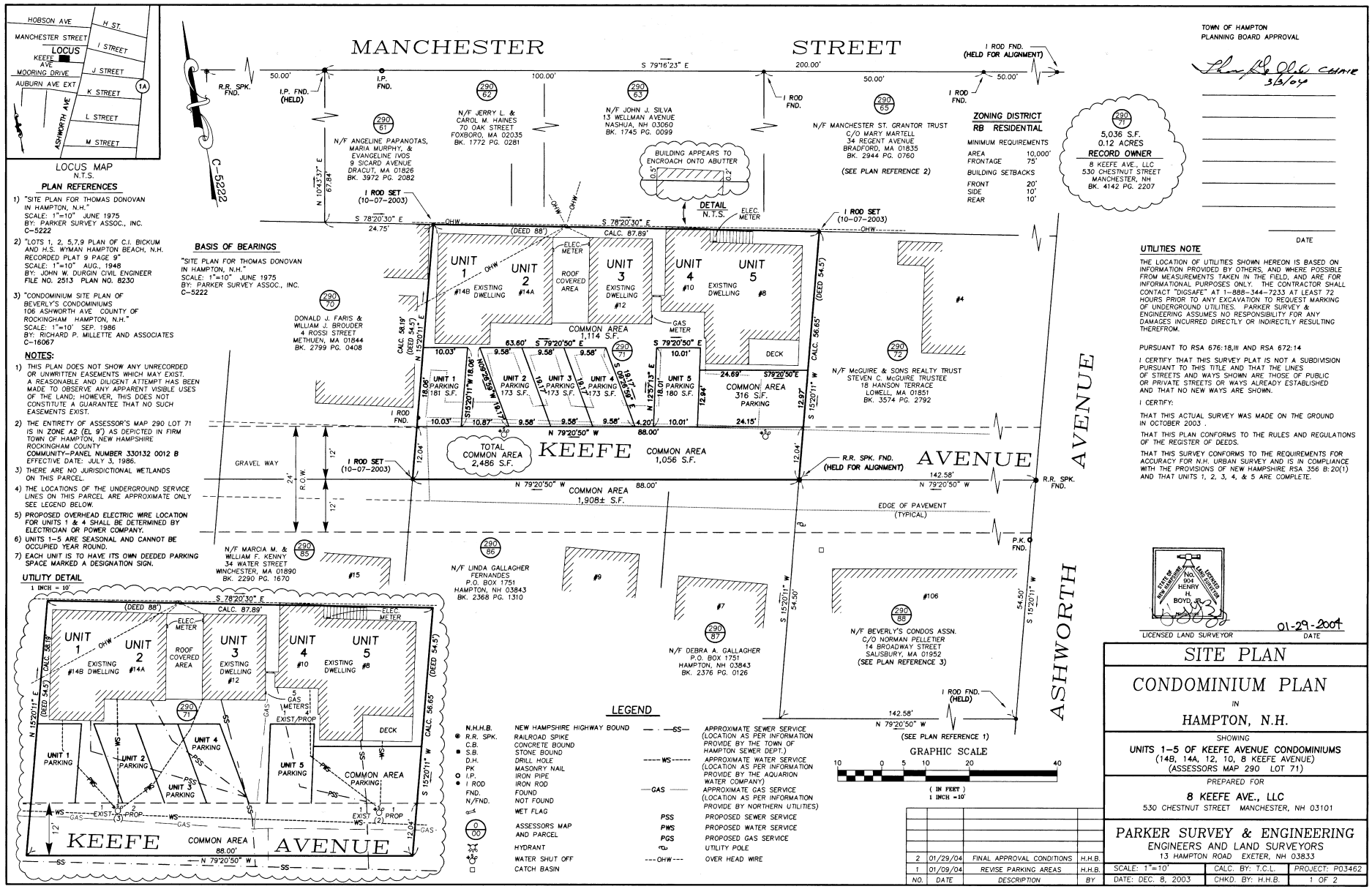
FILE NO. 2513
PLAN NO. 5272

D-2784

Printed from Internet for on 5/4/2011

2004 MAR -5 PM 2:20

017125


MANCHESTER STREET
KEEFE AVENUE
ASHWORTH AVENUE
LOCUS
HOBSON AVE
H ST.
MANCHESTER STREET
I STREET
KEEFE AVE
J STREET
MOORING DRIVE
AUBURN AVE EXT
K STREET
L STREET
M STREET
ASHWORTH AVE
LOCUS MAP
N.T.S.
PLAN REFERENCES
1) "SITE PLAN FOR THOMAS DONOVAN IN HAMPTON, N.H." SCALE: 1"=10' JUNE 1975 BY: PARKER SURVEY ASSOC., INC. C-5222
2) "LOTS 1, 2, 5,7,9 PLAN OF C.I. BICKUM AND H.S. WYMAN HAMPTON BEACH, N.H. RECORDED PLAT 9 PAGE 9" SCALE: 1"=10' AUG., 1948 BY: JOHN W. DURGIN CIVIL ENGINEER FILE NO. 2513 PLAN NO. 8230
3) "CONDOMINIUM SITE PLAN OF BEVERLY'S CONDOMINIUMS 106 ASHWORTH AVE COUNTY OF ROCKINGHAM HAMPTON, N.H." SCALE: 1"=10' SEP. 1986 BY: RICHARD P. MILLETTE AND ASSOCIATES C-16067
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THE ENTIRETY OF ASSESSOR'S MAP 290 LOT 71 IS IN ZONE A2 (EL 9') AS DEPICTED IN FIRM TOWN OF HAMPTON, NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY-PANEL NUMBER 330132 0012 B EFFECTIVE DATE: JULY 3, 1986.
3) THERE ARE NO JURISDICTIONAL WETLANDS ON THIS PARCEL.
4) THE LOCATIONS OF THE UNDERGROUND SERVICE LINES ON THIS PARCEL ARE APPROXIMATE ONLY SEE LEGEND BELOW.
5) PROPOSED OVERHEAD ELECTRIC WIRE LOCATION FOR UNITS 1 & 4 SHALL BE DETERMINED BY ELECTRICIAN OR POWER COMPANY.
6) UNITS 1-5 ARE SEASONAL AND CANNOT BE OCCUPIED YEAR ROUND.
7) EACH UNIT IS TO HAVE ITS OWN DEEDED PARKING SPACE MARKED A DESIGNATION SIGN.
UTILITY DETAIL
1 INCH = 10'
BASIS OF BEARINGS
"SITE PLAN FOR THOMAS DONOVAN IN HAMPTON, N.H." SCALE: 1"=10' JUNE 1975 BY: PARKER SURVEY ASSOC., INC. C-5222
C-5222
R.R. SPK. FND.
I.P. FND. (HELD)
I.P. FND.
I ROD FND. (HELD FOR ALIGNMENT)
I ROD FND.
I ROD SET (10-07-2003)
N/F ANGELINE PAPANOTAS, MARIA MURPHY, & EVANGELINE IVOS 9 SICARD AVENUE DRACUT, MA 01826 BK. 3972 PG. 2082
N/F JERRY L. & CAROL M. HAINES 70 OAK STREET FOXBORO, MA 02035 BK. 1772 PG. 0281
N/F JOHN J. SILVA 13 WELLMAN AVENUE NASHUA, NH 03060 BK. 1745 PG. 0099
N/F MANCHESTER ST. GRANTOR TRUST C/O MARY MARTELL 34 REGENT AVENUE BRADFORD, MA 01835 BK. 2944 PG. 0760
(SEE PLAN REFERENCE 2)
BUILDING APPEARS TO ENCROACH ONTO ABUTTER
DETAIL N.T.S.
ZONING DISTRICT
RB RESIDENTIAL
MINIMUM REQUIREMENTS
AREA 10,000'
FRONTAGE 75'
BUILDING SETBACKS
FRONT 20'
SIDE 10'
REAR 10'
5,036 S.F.
0.12 ACRES
RECORD OWNER
8 KEEFE AVE., LLC
530 CHESTNUT STREET
MANCHESTER, NH
BK. 4142 PG. 2207
DONALD J. FARIS & WILLIAM J. BROUDER 4 ROSSI STREET METHUEN, MA 01844 BK. 2799 PG. 0408
N/F McGUIRE & SONS REALTY TRUST STEVEN C. McGUIRE TRUSTEE 18 HANSON TERRACE LOWELL, MA 01851 BK. 3574 PG. 2792
N/F MARCIA M. & WILLIAM F. KENNY 34 WATER STREET WINCHESTER, MA 01890 BK. 2290 PG. 1670
N/F LINDA GALLAGHER FERNANDES P.O. BOX 1751 HAMPTON, NH 03843 BK. 2368 PG. 1310
N/F DEBRA A. GALLAGHER P.O. BOX 1751 HAMPTON, NH 03843 BK. 2376 PG. 0126
N/F BEVERLY'S CONDOS ASSN. C/O NORMAN PELLETIER 14 BROADWAY STREET SALISBURY, MA 01952 (SEE PLAN REFERENCE 3)
UNIT 1 #14B EXISTING DWELLING
UNIT 2 #14A
UNIT 3 EXISTING DWELLING #12
UNIT 4 #10 EXISTING DWELLING
UNIT 5 #8
ROOF COVERED AREA
ELEC. METER
GAS METER
DECK
COMMON AREA 1,114 S.F.
UNIT 1 PARKING 181 S.F.
UNIT 2 PARKING 173 S.F.
UNIT 3 PARKING 173 S.F.
UNIT 4 PARKING 173 S.F.
UNIT 5 PARKING 180 S.F.
COMMON AREA 316 S.F. PARKING
TOTAL COMMON AREA 2,486 S.F.
COMMON AREA 1,056 S.F.
COMMON AREA 1,908± S.F.
GRAVEL WAY
R.O.W.
EDGE OF PAVEMENT (TYPICAL)
P.K. FND.
R.R. SPK. FND. (HELD FOR ALIGNMENT)
I ROD FND. (HELD)
(SEE PLAN REFERENCE 1)
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET) 1 INCH =10'
LEGEND
N.H.H.B. NEW HAMPSHIRE HIGHWAY BOUND
R.R. SPK. RAILROAD SPIKE
C.B. CONCRETE BOUND
S.B. STONE BOUND
D.H. DRILL HOLE
PK MASONRY NAIL
I.P. IRON PIPE
I ROD IRON ROD
FND. FOUND
N/FND. NOT FOUND
WET FLAG
ASSESSORS MAP AND PARCEL
HYDRANT
WATER SHUT OFF
CATCH BASIN
APPROXIMATE SEWER SERVICE (LOCATION AS PER INFORMATION PROVIDE BY THE TOWN OF HAMPTON SEWER DEPT.)
APPROXIMATE WATER SERVICE (LOCATION AS PER INFORMATION PROVIDE BY THE AQUARION WATER COMPANY)
APPROXIMATE GAS SERVICE (LOCATION AS PER INFORMATION PROVIDE BY NORTHERN UTILITIES)
PSS PROPOSED SEWER SERVICE
PWS PROPOSED WATER SERVICE
PGS PROPOSED GAS SERVICE
UTILITY POLE
OVER HEAD WIRE
TOWN OF HAMPTON PLANNING BOARD APPROVAL
3/5/04
DATE
UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. PARKER SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.
PURSUANT TO RSA 676:18,III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN OCTOBER 2003 .
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(1) AND THAT UNITS 1, 2, 3, 4, & 5 ARE COMPLETE.
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 604 HENRY H. BOYD, JR.
LICENSED LAND SURVEYOR
01-29-2004
DATE
SITE PLAN
CONDOMINIUM PLAN
IN
HAMPTON, N.H.
SHOWING
UNITS 1-5 OF KEEFE AVENUE CONDOMINIUMS
(14B, 14A, 12, 10, 8 KEEFE AVENUE)
(ASSESSORS MAP 290 LOT 71)
PREPARED FOR
8 KEEFE AVE., LLC
530 CHESTNUT STREET MANCHESTER, NH 03101
PARKER SURVEY & ENGINEERING
ENGINEERS AND LAND SURVEYORS
13 HAMPTON ROAD EXETER, NH 03833
NO. DATE DESCRIPTION BY
2 01/29/04 FINAL APPROVAL CONDITIONS H.H.B.
1 01/09/04 REVISE PARKING AREAS H.H.B.
SCALE: 1"=10' CALC. BY: T.C.L. PROJECT: P03462
DATE: DEC. 8, 2003 CHKD. BY: H.H.B. 1 OF 2

D-31407 sheet 1 of 2

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C/H
L-CHIP
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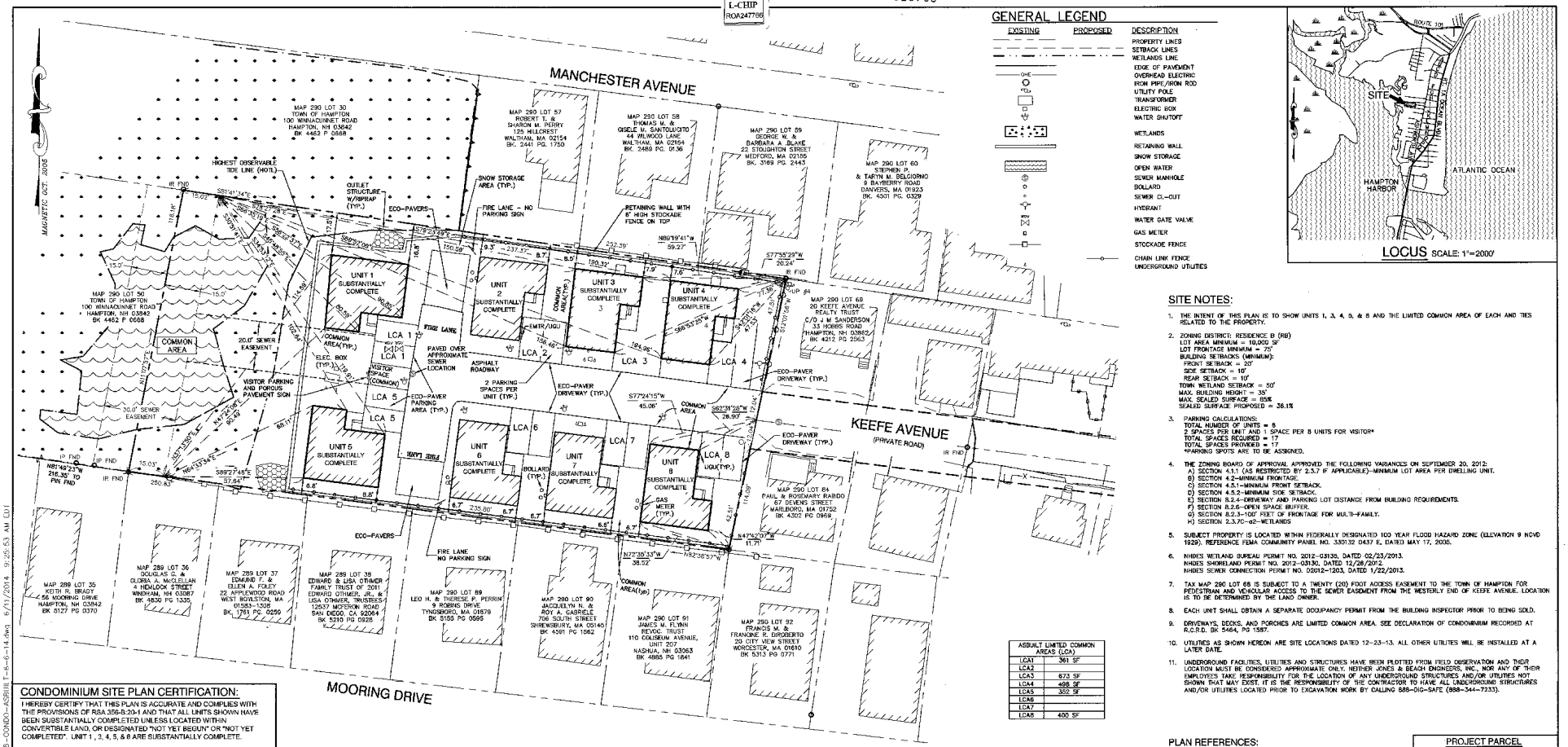

LOCUS SCALE: 1"=2000'

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		WETLANDS LINE
		EDGE OF PAVEMENT
OHE		OVERHEAD ELECTRIC
		IRON PIPE/IRON ROD
		UTILITY POLE
		TRANSFORMER
		ELECTRIC BOX
		WATER SHUTOFF
		WETLANDS
		RETAINING WALL
		SNOW STORAGE
		OPEN WATER
		SEWER MANHOLE
		BOLLARD
		SEWER CL-OUT
		HYDRANT
		WATER GATE VALVE
		GAS METER
		STOCKADE FENCE
		CHAIN LINK FENCE
		UNDERGROUND UTILITIES

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW UNITS 1, 3, 4, 5, & 8 AND THE LIMITED COMMON AREA OF EACH AND TIES RELATED TO THE PROPERTY.
2. ZONING DISTRICT: RESIDENCE B (RB)
   LOT AREA MINIMUM = 10,000 SF
   LOT FRONTAGE MINIMUM = 75'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 20'
   SIDE SETBACK = 10'
   REAR SETBACK = 10'
   TOWN WETLAND SETBACK = 50'
   MAX. BUILDING HEIGHT = 35'
   MAX. SEALED SURFACE = 65%
   SEALED SURFACE PROPOSED = 36.1%
3. PARKING CALCULATIONS:
   TOTAL NUMBER OF UNITS = 5
   2 SPACES PER UNIT AND 1 SPACE PER 5 UNITS FOR VISITOR*
   TOTAL SPACES REQUIRED = 17
   TOTAL SPACES PROVIDED = 17
   *PARKING SPOTS ARE TO BE ASSIGNED.
4. THE ZONING BOARD OF APPROVAL APPROVED THE FOLLOWING VARIANCES ON SEPTEMBER 20, 2012:
   A) SECTION 4.3.1 (AS RESTRICTED BY 2.3.7 IF APPLICABLE)—MINIMUM LOT AREA PER DWELLING UNIT.
   B) SECTION 4.2—MINIMUM FRONTAGE.
   C) SECTION 4.5.1—MINIMUM FRONT SETBACK.
   D) SECTION 4.5.2—MINIMUM SIDE SETBACK.
   E) SECTION 8.2.4—DRIVEWAY AND PARKING LOT DISTANCE FROM BUILDING REQUIREMENTS.
   F) SECTION 8.2.6—OPEN SPACE BUFFER.
   G) SECTION 8.2.3—100' FEET OF FRONTAGE FOR MULTI-FAMILY.
   H) SECTION 2.3.7C-a2—WETLANDS
5. SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0437 E, DATED MAY 17, 2005.
6. NHDES WETLAND BUREAU PERMIT NO. 2012-03130, DATED 02/23/2013.
   NHDES SHORELAND PERMIT NO. 2012-03130, DATED 12/28/2012.
   NHDES SEWER CONNECTION PERMIT NO. 02012-1203, DATED 1/22/2013.
7. TAX MAP 290 LOT 68 IS SUBJECT TO A TWENTY (20) FOOT ACCESS EASEMENT TO THE TOWN OF HAMPTON FOR PEDESTRIAN AND VEHICULAR ACCESS TO THE SEWER EASEMENT FROM THE WESTERLY END OF KEEFE AVENUE. LOCATION IS TO BE DETERMINED BY THE LAND OWNER.
8. EACH UNIT SHALL OBTAIN A SEPARATE OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR PRIOR TO BEING SOLD.
9. DRIVEWAYS, DECKS, AND PORCHES ARE LIMITED COMMON AREA. SEE DECLARATION OF CONDOMINIUM RECORDED AT R.C.R.D. BK 5464, PG 1587.
10. UTILITIES AS SHOWN HEREON ARE SITE LOCATIONS DATED 12-23-13. ALL OTHER UTILITES WILL BE INSTALLED AT A LATER DATE.
11. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).

ASBUILT LIMITED COMMON AREAS (LCA)	
LCA1	361 SF
LCA2	
LCA3	673 SF
LCA4	498 SF
LCA5	352 SF
LCA6	
LCA7	
LCA8	400 SF

PLAN REFERENCES:

1. "PROPOSED CONDOMINIUM SITE PLAN OF TAX MAP 290, LOT 68, 20 KEEFE AVE, HAMPTON, NH" SCALE 1"=20' DATED JUNE 24, 2013 BY JONES AND BEACH ENGINEERS RCRD NO. D-37799.
2. "SITE PLAN OF TAX MAP 290 LOT 68, 20 KEEFE AVE IN HAMPTON, NH PREPARED BY JONES AND BEACH ENGINEERS, INC., SCALE: 1"=50', DATED 6/24/13; RECORDED AT R.C.R.D. #D-37798.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CONDOMINIUM SITE PLAN CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF RSA 356-B:20-I AND THAT ALL UNITS SHOWN HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS LOCATED WITHIN CONVERTIBLE LAND, OR DESIGNATED "NOT YET BEGUN" OR "NOT YET COMPLETED". UNIT 1, 3, 4, 5, & 8 ARE SUBSTANTIALLY COMPLETE.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14.

"I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

LICENSED LAND SURVEYOR
No. 892
DAVID M. COLLIER
SURVEYOR

6-11-14

DAVID M. COLLIER, LLS 892 DATE:
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 290, LOT 68

OWNER OF RECORD
OCEAN'S LANDING LLC
5 DICK TRACY DRIVE
PELHAM, NH 03076
BK 5461 PG 1907

APPLICANT
OCEAN'S LANDING LLC
5 DICK TRACY DRIVE
PELHAM, NH 03076

TOTAL LOT AREA
29,157 S.F.
0.67 ACRES

D-38267 Sheet 1 of 6

Design: JAC	Draft: CWW	Date: 6/9/14
Checked: DMC	Scale: 1"=20'	Project No.: 08096.1
Drawing Name: 08096-CONDO-ASBUILT-6-6-14.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	06/09/14	ISSUED FOR REVIEW	CWW

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OCEAN'S LANDING CONDOMINIUM SITE PLAN ASBUILT UNITS 1, 3, 4, 5, 8
Project:	TAX MAP 290, LOT 68 20 KEEFE AVENUE, HAMPTON, NH
Owner of Record:	OCEAN'S LANDING LLC 5 DICK TRACY DRIVE, PELHAM, NH 03076

DRAWING No.
CS2
SHEET 1 OF 6
JBE PROJECT NO. 08096.1

F:\Land Projects 3\08096-HAMPTON-20-KEEFE AVE\dwg\08096-CONDO-ASBUILT-6-6-14.dwg 6/11/2014 9:25:53 AM EDT